029.0	0003	0020.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	996,900 /	996,900
					USE VALUE:	996,900 /	996,900
					ASSESSED:	996,900 /	996,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		HARLOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KLEFTIS AFRODITI G
Owner 2:	
Owner 3:	
Street 1:	2 TURKS WAY
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	KLEFTIS GREGORY V--ETAL -
Owner 2:	KLEFTIS AFRODITI G -
Street 1:	39 HARLOW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Vinyl Exterior and 2991 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 15 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5102.000	538,500		458,400	996,900
Total Card	0.117	538,500		458,400	996,900
Total Parcel	0.117	538,500		458,400	996,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.30 /Parcel: 333.30

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 20186

GIS Ref

GIS Ref

Insp Date 08/11/17

!2436!

PREVIOUS ASSESSMENT

Parcel ID 029.0-0003-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	538,500	0	5,102.	458,400	996,900		Year end	12/23/2021
2021	104	FV	513,900	0	5,102.	458,400	972,300		Year End Roll	12/10/2020
2020	104	FV	513,900	0	5,102.	458,400	972,300	972,300	Year End Roll	12/18/2019
2019	104	FV	392,700	0	5,102.	487,100	879,800	879,800	Year End Roll	1/3/2019
2018	104	FV	392,700	0	5,102.	355,300	748,000	748,000	Year End Roll	12/20/2017
2017	104	FV	368,000	0	5,102.	309,500	677,500	677,500	Year End Roll	1/3/2017
2016	104	FV	368,000	0	5,102.	263,600	631,600	631,600	Year End	1/4/2016
2015	104	FV	327,500	0	5,102.	257,900	585,400	585,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:29:37

LAST REV

Date	Time
12/21/21	09:46:06
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2436

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KLEFTIS GREGORY	49485-301		5/23/2007	Family	1	No	No		
	11278-425		1/17/1967			No	No		N

USER DEFINED

Prior Id # 1:	20186
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/21/2021	Mail Update	MM	Mary M
8/11/2017	MEAS&NOTICE	HS	Hanne S
5/15/2009	Measured	189	PATRIOT
2/18/2000	Measured	263	PATRIOT
8/20/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5102		Sq. Ft.	Site		0	80.	1.12	1									458,449						458,400	

Total AC/HA:	0.11713	Total SF/SM:	5102	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	458,449	Spl Credit		Total:	458,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.00105309
Const Adj.:	0.99960202
Adj $ / SQ:	180.118
Other Features:	120000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	731697
Depreciation:	193168
Depreciated Total:	538529

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	7	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
1	9	4	1
Totals			
2	15	7	

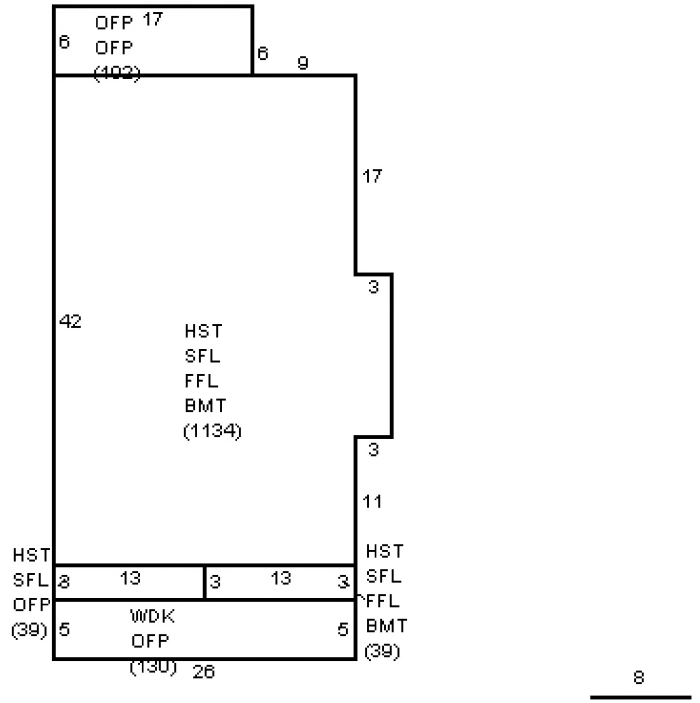
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	180.12
Special Features:	0	Val/Su Net:	115.38
Final Total:	538500	Val/Su SzAd	180.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,212	180.120	218,303
BMT	Basement	1,173	54.040	63,383
FFL	First Floor	1,173	180.120	211,278
HST	Half Story	606	180.120	109,151
OFP	Open Porch	373	20.920	7,801
WDK	Deck	130	13.690	1,779

Net Sketched Area:	4,667	Total:	611,695
Size Ad 2991	Gross Area 5273	FinArea	2991

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 029.0-0003-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	2005	0.00	T	11.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc